

<b>Depth/Size (ft):</b>	<b>Bedrooms:</b>	2	<b>Approx. Year Built:</b>	2005
<b>Frontage (ft):</b>	<b>Bathrooms:</b>	2	<b>Age:</b>	19
<b>Lot Area:</b>	<b>Full Baths:</b>	2	<b>Zoning:</b>	CD-52
<b>Flood Plain:</b>	<b>Half Baths:</b>	0	<b>Gross Taxes:</b>	\$3,950.43
<b>Rear Yard Exp:</b>	<b>Maint. Fee:</b>	413.30	<b>For Tax Year:</b>	2024
<b>View:</b>			<b>P.I.D.:</b>	026-053-837

<b>Style of Home:</b>	3 Storey,End Unit	<b>Parking:</b>	Total: 2 - Covered: 2
<b>Construction:</b>	Frame - Wood	<b>Covered Parking:</b>	2
<b>Exterior:</b>	Vinyl,Wood	<b>Parking Access:</b>	
<b>Foundation:</b>		<b>Parking:</b>	Grge/Double Tandem
<b>Rain Screen:</b>		<b>Locker:</b>	No
<b>Renovations:</b>	Partly	<b>Units in Dev:</b>	
<b># of Fireplaces:</b>	1 - Fuel: Electric	<b>Distance to:</b>	
<b>Water Supply:</b>	City/Municipal	<b>Title to Land:</b>	Freehold Strata
<b>Fuel/Heating:</b>	Baseboard,Electric	<b>Property Disc:</b>	Yes
<b>Outdoor Area:</b>	Fenced Yard,Patio(s)	<b>PAD Rental:</b>	
<b>Type of Roof:</b>	Asphalt	<b>Fixtures Leased:</b>	No
<b>Floor Finish:</b>	Laminate,Vinyl/Linoleum,Carpet	<b>Fixtures Rmvd:</b>	No

**View:**

**Mgmt. Company:** AWM-Alliance Real Estate Group - 604-638-7381

**Complex / Subdiv:** Sagebrook

**Services Connected:** Community,Electricity,Sanitary Sewer,Storm Sewer,Water

**Legal:** STRATA LOT 1 DISTRICT LOT 311 GROUP 2 NEW WESTMINSTER DISTRICTSTRATA PLAN BCS981TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

**Amenities:** Club House,Exercise Centre,In Suite Laundry,Pool; Outdoor,Swirpool/Hot Tub

**Site Influences:** Central Location,Recreation Nearby,Shopping Nearby

**Features:** ClthWsh/Dryr/Frdg/Stve/DW

**Bylaw Restrict:** Pets Allowed w/Rest.,Rentals Allowed

**Listing Broker(s):** Royal LePage - Wolstencroft

Floor	Type	Dimensions	Floor	Type	Dimensions
Main	Living Room	12'9 x 11'9			
Main	Dining Room	13'0 x 11'3			
Main	Kitchen	14'5 x 14'5			
Main	Patio	10'11 x 7'10			
Above	Primary Bedroom	11'10 x 13'3			
Above	Bedroom	12'1 x 10'10			

<b>Finished Floor (Main):</b>	607 sqft	<b># Of Rooms:</b>	6	<b>Bathroom Floor</b>	<b># of Pieces</b>	<b>Ensuite?</b>
<b>Finished Floor (Above):</b>	620 sqft	<b># Of Kitchens:</b>	1	Above	4	Yes
<b>Finished Floor (Below):</b>	81 sqft	<b># Of Levels:</b>	3	Above	4	No
<b>Finished Floor (Bsmt):</b>	0 sqft	<b>Crawl/Bsmt Height:</b>				
<b>Finished Floor (Total):</b>	1,308 sqft	<b>Basement:</b>	None			
<b>Unfinished Floor:</b>	0 sqft	<b># or % of Rentals Allowed:</b>	100			
<b>Grand Total:</b>	1,308 sqft	<b># Of Pets:</b>	2 - Cats: Yes, Dogs: Yes			

Welcome to SAGEBROOK! This spacious and bright 2-BEDROOM END UNIT is exceptionally clean and filled with natural light. Upstairs, you'll find LARGE BEDROOMS, 2 FULL BATHS, and laundry. This home is very well maintained including BRAND NEW CARPET and LAMINATE FLOORING throughout. The primary bedroom boasts a stunning feature wall crafted from 1930's reclaimed wood. The tandem garage offers ample PARKING FOR 2 CARS and LOTS OF STORAGE. 2 PETS ALLOWED: cats/dogs and no size restrictions. This family-oriented complex, built by Polygon, features first-class amenities including an OUTDOOR POOL, HOT TUB, and EXERCISE CENTRE. This home is in a PRIME LOCATION in the complex right across from the amenities and close to the entrance. Schools, transportation, and shopping are within walking distance.